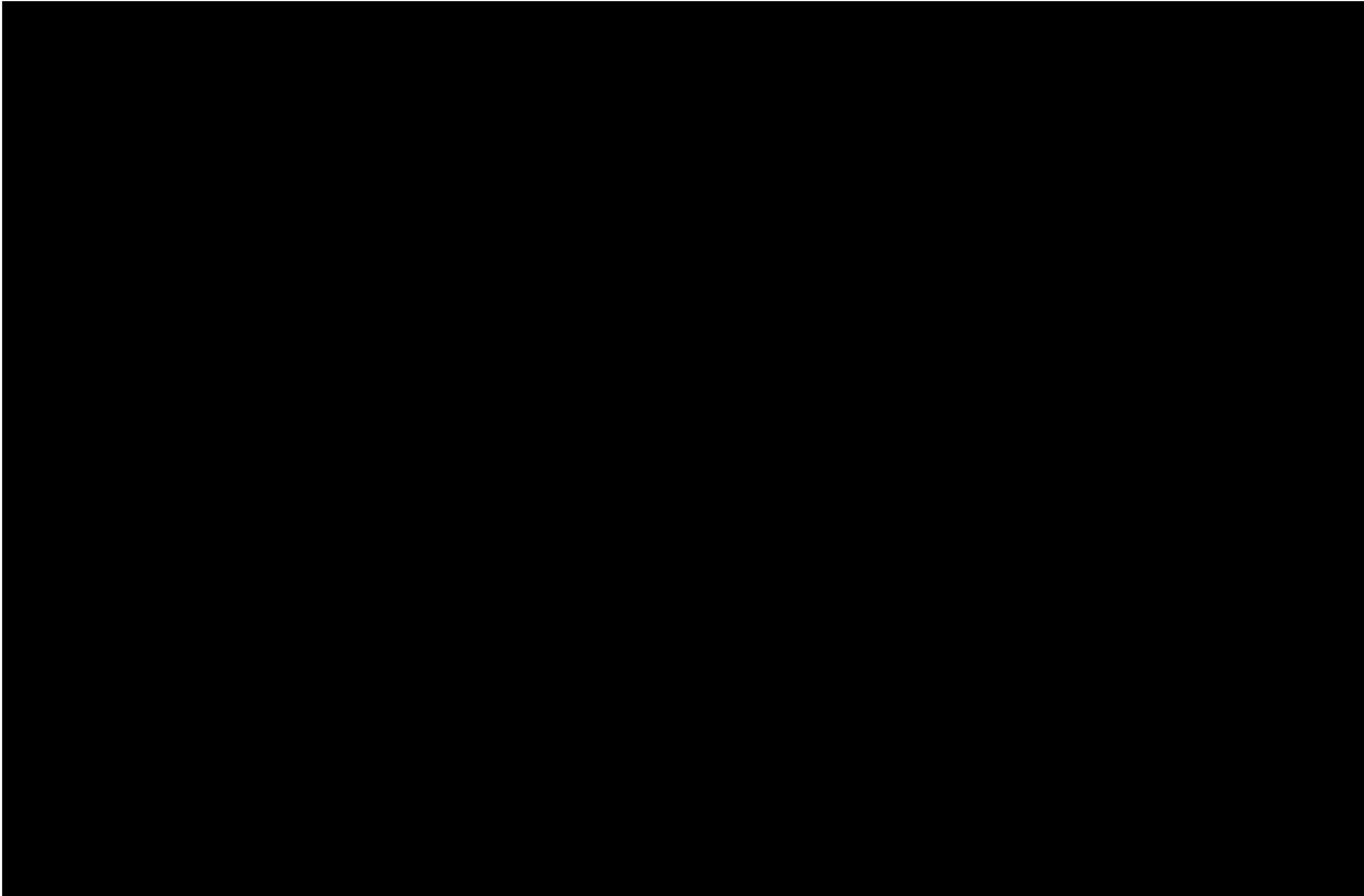




From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 15 February 2022 11:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: RE: Planning Consultation on: BE/13/22/DOC

Engineers Comments Regarding Condition 10

There are significant differences between design and construction, I suggest that the applicant will need to re discharge the surface water drainage design condition.

Our comments on the verification report and revised design are as follows:

1. Car park levels have been constructed nearly 1m lower than the approved design. Modelled surface water flood depths are over 400mm. As per CIRIA C635 car park flooding should be kept to an absolute maximum of 200mm. Furthermore, ADEPT guidance is clear that flooding over 300mm is not suitable in vehicular areas. We therefore request that the applicant re-designs and eventually re-constructs some areas to ensure that flooding is reduced and kept to moderate depths only, i.e. less than kerb level.
2. Calculated impermeable area for the revised design appears to be substantially less than the approved design. Please detail catchment areas on plan, and explain where this reduction in impermeable area has been achieved.
3. There are several inconsistencies between calculations and layout including the outfall, hydrobrake and pond.

4. With the level of information provided it is difficult to verify the storage volume modelled at the delivery ramp, greater levels information is required.
5. The verification report does not meet the requirements of this condition. Please see our verification condition guidance note which details the information which is required to discharge this condition, this document can be found here: <https://www.arun.gov.uk/drainage-planning-consultations>,

Given the unacceptable as constructed system we would recommend refusal of this application.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



T: 01903 221374

E: laura.gibbons@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 11 February 2022 10:04

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: BE/13/22/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: BE/13/22/DOC

Registered: 8th February 2022

Site Address: Oldlands Farm Cottages Steyning Way Bersted PO22 9NN

Description of Works: Approval of details reserved by condition imposed under BE/126/19/PL relating to condition 10-surface water drainage system.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **25th February 2022**.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Mr D Easton

Planning Case Officer- Arun District Council

Telephone: 01903 737500 ex37361

Email: david.easton@arun.gov.uk

PLCOND00 (ODS) 2020